

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0150

Z.A.P. DATE: September 18, 2007

ADDRESS: 1710 Grand Avenue Parkway

OWNER/APPLICANT: Grand Avenue at I-35, Ltd. and J. Alexander Condos

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: Not Zoned

TO: CS*

AREA: 0.877 acres

*On September 10, 2007, the staff received a letter from the agent for this case stating that the applicant would like to amend the zoning request from CS-MU to MF-4.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant MF-4-CO, Multi-family Residence-Moderate-High Density-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

In addition, if the zoning is granted, then the Transportation staff recommends that 57 feet of right-of-way should be dedicated from the centerline of Grand Avenue Parkway in accordance with the Transportation Plan.*

*On September 18, 2007, the Transportation reviewer for this case stated that they would defer the right-of-way dedication requirement to the subdivision or site plan stage of development for this property. Therefore, this condition has been removed from the staff's recommendation in this zoning case.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

9/18/07: Approved the staff's recommendation of MF-4-CO zoning by consent (7-0, B. Baker-absent)

DEPARTMENT COMMENTS:

The property in question is surplus right-of-way for Interstate-35 North which was acquired by the applicant from TXDOT. This undeveloped 0.877 acre tract of land is part of a larger 13.06 acre parcel located in the City of Austin's extra-territorial jurisdiction (ETJ) that the applicant proposes to develop with a multi-family housing project (Site Plan Submittal for SP-2007-0265D – Attachment A). During the subdivision review process for this site, the case manager discovered that the property under consideration was located in the City of Austin and did not have zoning (Subdivision Submittal for C8J-2007-0072.0A – Attachment B). Therefore, the applicant is seeking the appropriate zoning for this site to complete their proposed site plan and will bring the remainder of the property within the development in for zoning once the City annexes it on December 31st of this year.

The staff recommends MF-4-CO, Multi-family Residence-Moderate-High Density-Conditional Overlay District, zoning for the property because it fronts onto a major arterial roadway and meets the purpose statement for the MF-4 district. The site is located adjacent to existing commercial uses to the north, south, east and west. There is CS-CO zoning to the north and west (across IH-35) and property without land use controls located in the County to the south and east. The MF-4-CO zoning

district would be appropriate for this tract of land because the site is located at the intersection of an interstate highway and an arterial roadway. The proposed multi-family residential development will provide visible and easily accessible housing opportunities in this area of the City near many commercial employers.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	Not Zoned	Undeveloped
<i>North</i>	County, CS-CO	Undeveloped Tract, Construction Sales and Services
<i>South</i>	County	Convenience Store/ Truck Stop
<i>East</i>	County	Undeveloped
<i>West</i>	CS, CS-CO	Convenience Store/Service Station/Fast Food Restaurant, Mobile Home Sales

AREA STUDY: N/A

TIA: Waived

WATERSHED: Gilleland Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS: N/A

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0060	SF-2 to CS-CO	7/17/07: Approved staff's recommendation of CS-CO zoning with added conditions prohibiting Adult Oriented uses and Pawn Shop Services (8-0)	8/23/07: Approved CS-CO zoning (7-0); all 3 readings
C14-2007-0017	SF-2 to CS	5/01/07: Approved CS-CO district zoning with additional conditions to prohibit Adult Oriented Businesses, Pawn Shops and Commercial Blood Plasma Center uses (8-0, J. Martinez-absent)	6/07/07: Approved ZAP rec. for CS-CO district zoning by consent (7-0)
C14-05-0048	SF-2 to CS	6/07/05: Approved staff's recommendation of CS-CO zoning with additional condition to prohibit the following uses: Commercial Blood Plasma Center; Pawn Shop Services; Adult Oriented Businesses; With a public restrictive covenant stating that, "If the Mobile Home (Equipment Sales) use ceases on the site for 180-days or more the applicant	8/25/05: Approved CS-CO (7-0); 1 st reading 9/29/05: Approved CS-CO (7-0) by consent (7-0); 2 nd /3 rd readings

		will not object to a rezoning of the site to CS-CO to prohibit the Equipment Sales use (8-0-1, K. Jackson-abstained)	
C14-00-2042	SF-2 to CS	4/18/00: Approved staff rec. of CS-CO, w/ a 2,000 vtpd limit, by consent (7-1, JM-Nay)	5/18/00: Approved PC rec. of CS-CO on all 3 readings (6-0, Lewis-absent)
C14-97-0116	SF-2 to CS	9/23/97: Approved CS-CO, w/ a 2,000 vtpd limit (7-0)	10/16/97: Approved CS-CO (6-0); all 3 readings
C14-94-0027	SF-2 to CS	3/22/94: Approved CS-CO (9-0), subject to I.P.M. by restrictive covenant and the following conditions: 1) Administrative and Business Office uses shall be restricted to a max of 159,804 sq. ft. of gross floor area 2) Medical Office uses shall be restricted to a max of 58,530 sq. ft. of gross floor area 3) General Retail Sales uses shall be restricted to a max of 13,269 sq. ft. of gross floor area 4) Restaurant (General) uses shall be restricted to a max of 9,738 sq. ft. of gross floor area 5) Restaurant (Drive-in, Fast Food) uses shall be restricted to a max of 3,163 sq. ft. of gross floor area 6) Financial Services uses shall be restricted to a max of 12,500 sq. ft. of gross floor area 7) Food Sales uses shall be restricted to a max of 2,730 sq. ft. of gross floor area	4/21/94: Approved CS-CO, with conditions (5-0); all 3 readings

RELATED CASES: C7A-83-011 (Annexation September 13, 1984)
C8J-2007-0072.0A (Subdivision Case)
SP-2007-0265D (Site Plan Case)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Grand Avenue Parkway	100'	80'	Arterial
Interstate Highway-35	300'	Varies	Freeway

CITY COUNCIL DATE: September 27, 2007

ACTION:

ORDINANCE READINGS: 1st

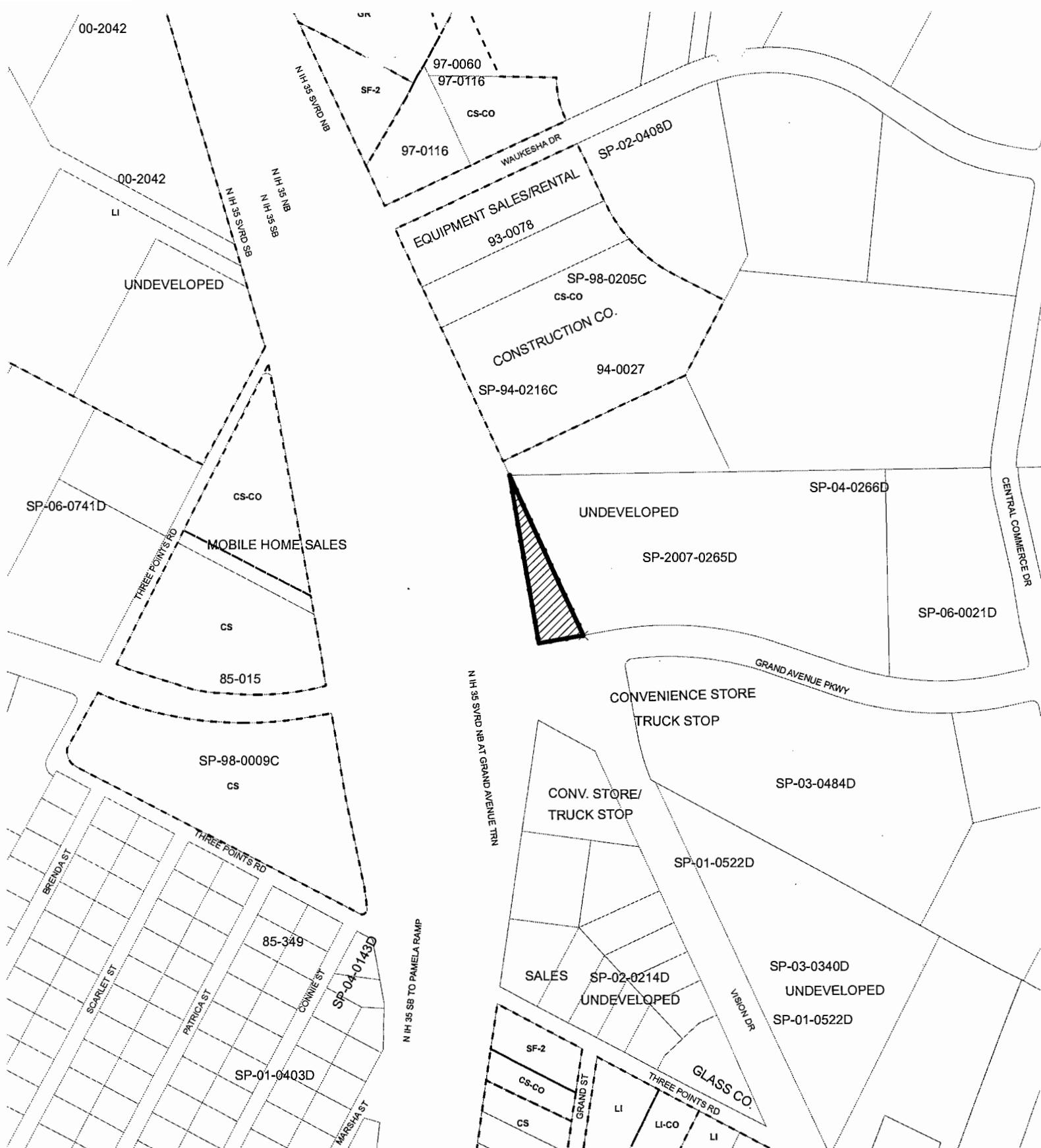
2nd

3rd

ORDINANCE NUMBER:

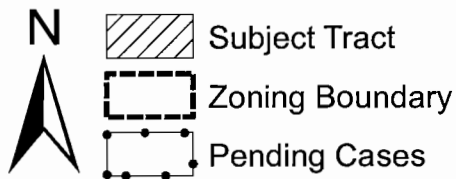
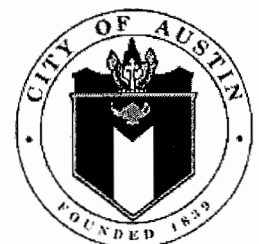
CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING

ZONING CASE#: C14-2007-0150
ADDRESS: 1710 GRAND AVENUE PKWY
SUBJECT AREA: 0.877 ACRES
GRID: N38
MANAGER: S. SIRWAITIS



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

STAFF RECOMMENDATION

The staff's recommendation is to grant MF-4-CO, Multi-family Residence-Moderate-High Density-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

In addition, if the zoning is granted, then the Transportation staff recommends that 57 feet of right-of-way should be dedicated from the centerline of Grand Avenue Parkway in accordance with the Transportation Plan. .*

*On September 18, 2007, the Transportation reviewer for this case stated that they would defer the right-of-way dedication requirement to the subdivision or site plan stage of development for this property. Therefore, this condition has been removed from the staff's recommendation in this zoning case.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily residence moderate-high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed MF-4 district zoning will promote consistency and orderly planning because the site is located adjacent to existing commercial uses to the north, south, east and west. There is CS-CO zoning to the north and west (across IH-35) and property without City of Austin land use controls located in the County to the south and east.

3. *Intensive multi-family zoning should be located on major arterials and highways.*

The property in question is located at the northeast corner of the intersection of a highway/freeway, Interstate Highway-35 North, and an arterial roadway, Grand Avenue Parkway.

4. *The proposed zoning should allow for a reasonable use of the property.*

The proposed MF-4 zoning district will allow the applicant to develop parking and a detention pond on the property for an apartment development that will be constructed on the remainder of a larger 13.06 acre parcel in the County. The multi-family residential development planned for this location will provide visible and easily accessible housing opportunities in this area of the City near numerous commercial employers.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is undeveloped. The properties to the north consist of an undeveloped tract of land and construction sales and services use. To the south there is a convenience store/service station/truck stop. The tract of land to the east is undeveloped and to the west, across IH-35, there are service station/fast food restaurant uses and mobile home sales.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the MF-4 zoning district would be 70%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Gilleland Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Environmental

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for Grand Avenue parkway. If the requested zoning is granted, then 57 feet of right-of-way should be dedicated from the centerline of Grand Avenue Parkway in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55)

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Grand Avenue Parkway	100'	80'	Arterial	No	Yes	No
IH 35	300'	Varies	Freeway	No	No	No

Water and Wastewater

The landowner intends to serve the site with a connection to the Windermere Private Utility Company water and wastewater utility system. The landowner should provide written evidence that Windermere private Utility Company will provide water and wastewater utility service.

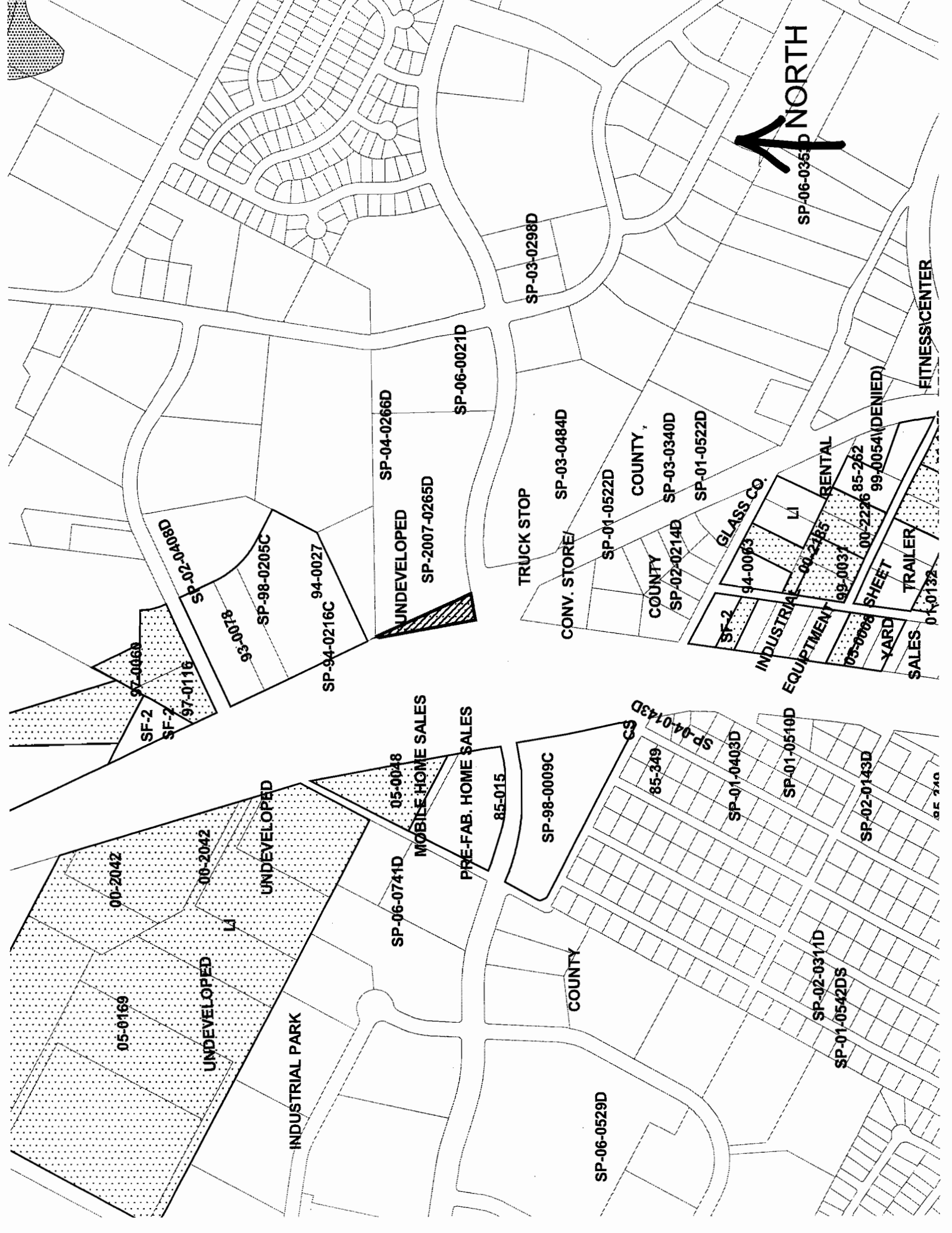
Stormwater Detention

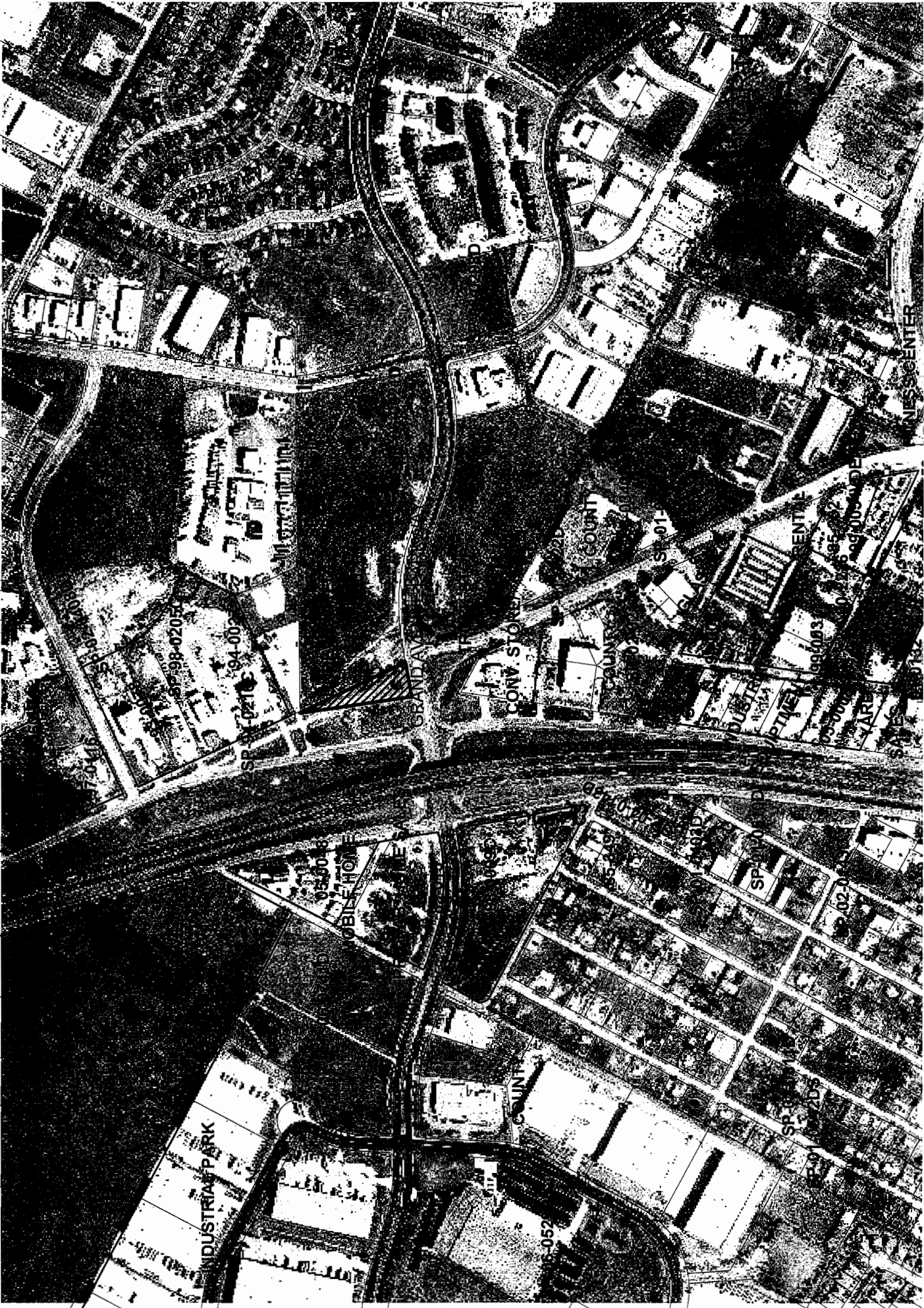
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

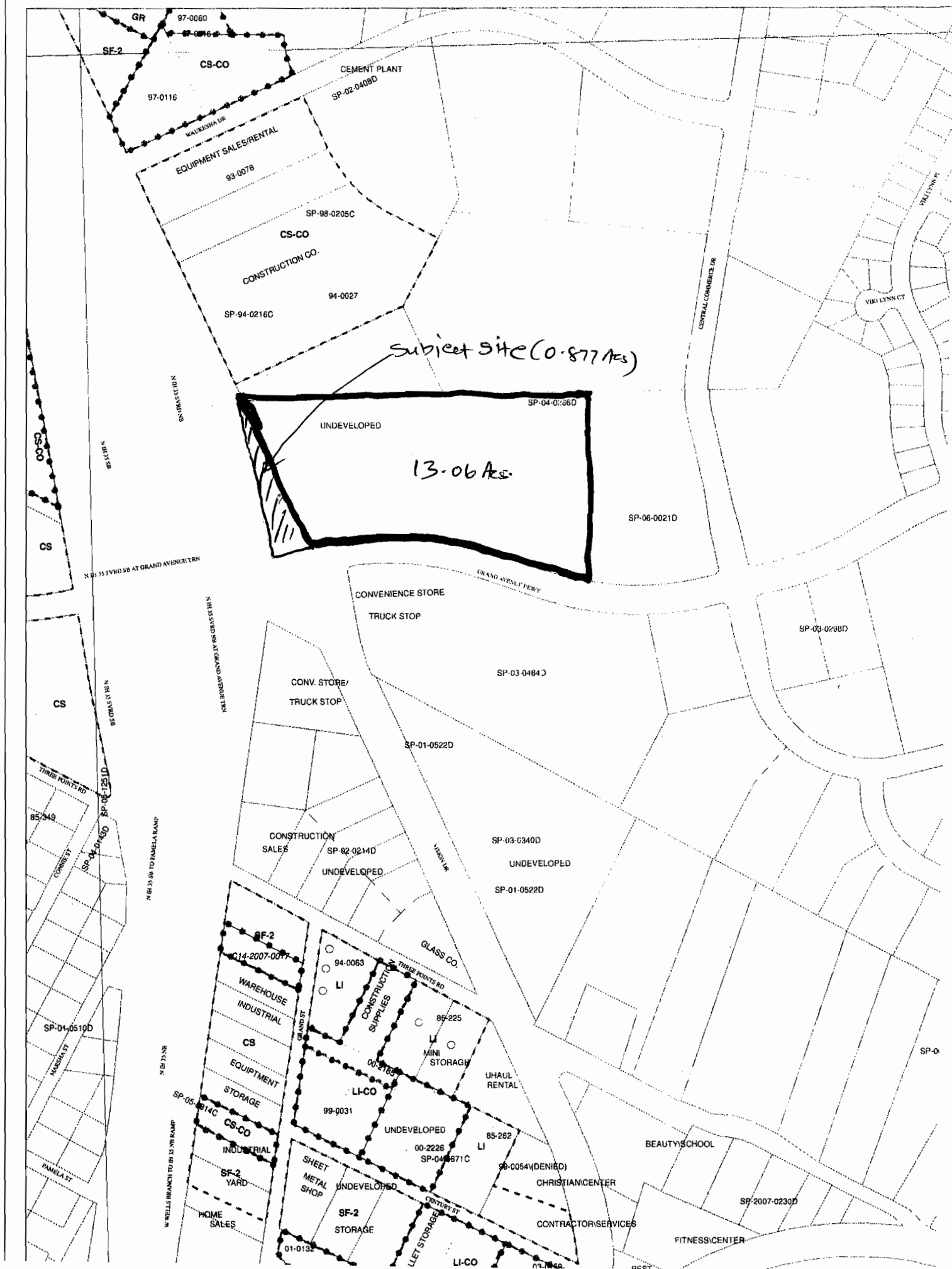
Compatibility Standards

There is an existing approved site plan (SP-04-0266D) within the boundaries of the proposed site. There is a site plan currently under review for this property (SP-2007-0265D) which provides for ____ square feet of multi-family uses, along with associated parking and drainage facilities. This will need to be changed from a "D" to a "C" designated site plan.

This site will be subject to Commercial Design Standards. Grand Avenue Parkway will be the principle street and is classified as a suburban roadway.







RESUBDIVISION OF LOT 1, BLOCK "A" NORTH PARK - SECTION TWO

BEARING BASE: THE SOUTH LINE OF NORTH PARK - SECTION FOUR, ACCORDING TO THE MAP OF PLAT "REPLAT OF LOT 1, BLOCK 'A', NORTH PARK - SECTION TWO" (PLAT 15) THROUGH (13) OF THE PLAT RECORDS OF TRANS COUNTY, TEXAS, SAME BEING THE SOUTH LINE OF LOT 1, BLOCK B AND LOT 3, BLOCK B OF SAID NORTH PARK - SECTION FOUR (N89°25'35"W).

BENCHMARKS:
 BM # 1: "TODOT" BRASS DISC IN CONC. MONUMENT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF VISION DRIVE AND THE SOUTH LINE OF LOT 1, BLOCK B AND LOT 3, BLOCK B OF SAID NORTH PARK - SECTION FOUR (N89°25'35"W).
 THE CENTERLINE OF VISION DRIVE AS SHOWN HEREIN. ELEVATION = 823.61.

BM # 2: "T" OUT ON THE WEST SIDE OF A CONCRETE LIGHT STANDARD LOCATED AT THE SOUTHEAST CORNER OF LOT 1, BLOCK B, NORTH PARK SECTION 4, AT THE WEST SIDE ENTRANCE TO WAC-A-BAG SHELL. ELEVATION = 822.71.

GRAPHIC SCALE



LOT 4, BLOCK B
 REPLAT OF BLOCKS A, B AND C,
 CENTRAL COMMERCE PARK
 BOOK 101, PAGE 178
 P.A.T.C.

KELLY H. KIRKLAND ET. AL.
 DOC. # 20040302002
 O.P.A.T.C.

S87°42'42"E 1184.91'

15' MINORILE WATER SUPPLY CO. EXISTENT
 VOL. 402, PG. 188
 AS SHOWN ON
 VOL. 402, PG. 188-189
 P.A.T.C.

INTERSTATE HIGHWAY 35
 (RIGHT OF WAY VARIES)

LOT 1, BLOCK A
 13.933 ACRES

LOT 2, BLOCK A
 REPLAT OF LOT 2,
 BLOCK "A" NORTH PARK
 SECTION TWO
 DOC. # 200002688
 P.A.T.C.

CENTRAL COMMERCE DRIVE
 (RIGHT-OF-WAY VARIES)

GRAND AVENUE
 (100 R.O.W.)
 PARKWAY

VISION DRIVE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEAR.
G1	142.20'	146.31'	83°32'48"	146.15'	N72°26'07"W
G2	100.00'	100.00'	90°00'00"	100.00'	N89°25'35"W
G3	100.00'	100.00'	90°00'00"	100.00'	N89°25'35"W
G4	100.00'	100.00'	90°00'00"	100.00'	N89°25'35"W

LEGEND

- 1/2" IRON ROD FOUND (UNLESS STATED)
- COTTON SPINDLE FOUND
- ⊙ CONCRETE HWY. MONUMENT FOUND (TYPE B)
- 1/2" IRON ROD W/ CAP SET (UNLESS STATED)
- PLAT RECORDS OF TRANS COUNTY
- DEED RECORDS OF TRANS COUNTY
- REAL PROPERTY RECORDS OF TRANS COUNTY
- OFFICIAL FIELD RECORDS OF TRANS COUNTY
- PROPOSED SIGNAL
- TEMPORARY BENCHMARK



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C81- 2007-0072.0A
 SUBMITTAL DATE: 4-30-07